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District of Nevada

Attorneys for the United States

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

UNITED STATES OF AMERICA,)	
)	
Plaintiff,)	
)	Case No. 2:23-cv-1966-APG-BNW
v)	
)	
ADAM SACHS,)	
PROCLOAK SERIES II, LLC.,)	
WELLS FARGO BANK, NA.,)	
PHH MORTGAGE CORPORATION,)	ORDER GRANTING THE UNITED
THE BANK OF NEW YORK , as)	STATES' UNOPPOSED MOTION TO
successor Trustee of)	DISTRIBUTE THE SALE PROCEEDS
CSFB HOME EQUITY MORTGAGE)	FROM 309 ROSEGATE PROPERTY
TRUST SERIES 2004-1, and)	
REPUBLIC SILVER STATE DISPOSAL, INC.,))	
)	
Defendants)	

**ORDER TO DISTRIBUTE THE SALE PROCEEDS FROM THE
309 ROSEGATE PROPERTY**

1 The United State having requested an order of this Court to distribute the sales proceeds
2 from the real property located at 309 Rosegate Avenue, Henderson, Nevada 89074 (“Rosegate
3 Property”), and good cause having been found, it is therefore:

4 ORDERED THAT the proceeds from the sale of the Rosegate Property, shall be
5 distributed as follows:

- 6 A. \$88,050 to and for Receiver’s commission paid as follows;
7 i) \$44,025 to Patty Turner
8 ii) \$44,025 to Visionary Custom Realty, Ltd.;
- 9 B. \$6,122.87 in expenses to Receiver Patty Turner;
- 10 C. \$6104.25 to CT District LLC dba District Clear Title for escrow fees, title
11 insurance, and closing fees;
- 12 D. \$3,717.38 for Homeowners Association Transfer fees, set up fees and past due
13 HOA fees paid as follows:
14 i) \$2,015 to the Estates at Green Valley Ranch Owners Assoc.;
15 ii) \$961.07 to Green Valley Ranch Community Assoc.;
16 iii) \$371.31 to Terra West Management Services;
17 iv) \$370 to Real Properties Management Group, Inc.,
- 18 E. \$7,484.25 to Clark County Recording Office for transfer tax;
- 19 F. \$738,558.81 to PHH Mortgage;
- 20 G. \$2,560.24 to Clark County Treasurer for property taxes;
- 21 H. \$103.38 Republic Services for trash demand fee
- 22 I. \$301.17 Sewer to City of Henderson Utilities Services; and
- 23

1 J. The remaining \$613,775.45 of the sales proceeds should be distributed to the
2 United States for the application to the unpaid tax liabilities and judgment of
Adam Sachs. Make check payable to the "Department of Justice" and mail to:

3 U.S. Department of Justice – Tax Division
4 Attn: Post-Litigation Unit
P.O. Box 310
5 Washington, DC 20044
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9 "IT IS SO ORDERED:

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11 UNITED STATES DISTRICT JUDGE

12 DATED: August 12, 2024 ”
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